

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 31, 2013
Re: Staff Report for the Olde Home Market – Method of Zoning Change (PSO to PUD-C)

Item #1 – Olde Home Market – Method of Zoning Change (PSO to PUD-C) (PID#201304010011)

Application:	Method of Zoning Change
Location:	Southeast corner of Home Road and Old Home Road
Applicant:	CJ Andrews, ON Architects
Current Zoning:	PSO (Professional Services)
Proposed Zoning:	PUD-C (Planned Unit Development – Commercial)
Current Use:	Vacant
Proposed Use:	Market

Relevant Code Section(s):

1135.14	Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content
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Project Summary:

The applicant is requesting to rezone 1.24 acres at the intersection of Home Road and Old Home Road from PSO to PUD-C in order to construct and operate a market on the site. The market would be located in a new structure having the appearance of a barn and would sell locally grown produce, some of which will be grown on site, as well as home processed food products such as jams, jellies, and baked goods. The sale of plants, flowers, deli meats and cheeses, and homemade handicrafts are proposed as an accessory use.

A zoning and development text is proposed to regulate development on the site. The text outlines standards for items such as building architecture and signage to ensure that the character of any structure on the site is appropriate for the area, given the lower density residential properties to the north on Old Home Road. Setback and landscaping requirements are also set in the text to reduce any negative impact the development might have on adjacent properties.

The site is bordered by single family residential and township properties to the north across Old Home Road, multi-family residential (PUD-R) to the west and south across Home Road, and a single family residence (zoned PSO) to the east.

The proposed rezoning will not, in the opinion of staff, be detrimental to present and potential surrounding uses. Staff believes the proposed PUD for the proposed market will give the city adequate regulatory control over the use of the property and its operations; more so than what is currently permitted by right under the property's current zoning classification (Professional Services – PSO).

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.